

Clearbrooke Estates Newsletter

Summer 2022

Elections are upcoming in the Fall. You recently received a form for nominations. We will be looking for 3 persons to fill open seats on the Board. Please consider participating in keeping our neighborhood the wonderful place it is to live. The work is not overwhelming and is very satisfying to be part of ensuring the upkeep of the development.

As some of you are aware, we are losing three dedicated Board members who have given so much of themselves for the development. Jim, Russ and Jay have decided to step down for personal reasons. We thank them for all they have done for the development.

Repaving of N Winding Brooke Drive and Overbrooke Court and Lane is planned this summer. Other streets under consideration are held for later repair as funds allow.

Grass cutting season is with us again and with all the sunshine and rain we've been having the grass grows all too quickly. Please keep your lawns trimmed and especially pay attention to area along both sides of your fences. Some fences are in need of repair and/or pressure washing/cleaning.

Per the covenants: "If any assessment is not paid on the date when due as hereinabove provided, then such assessment shall be deemed delinquent and shall, together with such interest thereon and cost of collecting, including reasonable attorney's fees thereof as hereinafter provided, continue as a lien on the lot and any structure built thereon which shall bind such lot in the hands of the then owner to pay such assessment, shall remain this personal obligation and shall not pass to his successors in title (other than as a lien on the land) unless expressly assumed by them. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the legal interest rate authorized by 6 Del.C § 2301, as amended, and the Association may bring legal action against the owner personally obligated to pay the same or may enforce or foreclose the lien against the lot; and in the event a judgment is obtained, such judgment shall include interest on the assessment above provided and any reasonable attorney's fees to be fixed by the court, together with the cost of the action."

We are currently proceeding with collection efforts on five past due residents. The cost to place a lien is approximately \$1,000 including filing and legal expenses. If

foreclosure is pursued, costs will increase significantly. It is not fair to the majority residents that pay their dues, that we not proceed with collection efforts on any outstanding balances. If you still owe unpaid HOA fees, please pay them as soon as possible. If you cannot pay, please contact the Homeowner's Association so a determination can be made on your situation.

All community members have a copy of the Clearbrooke Homeowners Association Covenants and Amendments. If you do not, please contact us to receive a copy. They are available on the Restrictions page of the website as well.

We have been trying to work with homeowners that are in violation of the Covenants. Mr. Rostien did his best to try to work with homeowners on a personal basis but due to the harassment he received from members, we have changed our violation procedures.

If a violation is committed, a letter detailing the violation will be sent to the member. If no response is received within two weeks of the date of the letter, the matter will be forwarded to our legal advisors for settlement. This will include legal fees and may include court costs should the matter need to be pursued

While we appreciate that many of us love a good party and there are grads, birthdays and pools to cool off in summer, we would like to ask you to please be considerate of your neighbors. Some have young children, older sick family members, and some have to rise early for their jobs. Please tone the music and noise down outside after 9p. Also be careful to park in safe locations without damaging neighbors' property or using empty lots that belong to someone else. The HOA has no authority to regulate these events. Individual homeowners with concerns need to call the State Police if needed.

We still have a few drivers who don't slow down when coming into the neighborhood. The speed limit is 20mph throughout the community. Please be careful as we have walkers, joggers, dog walkers and cyclists who also have to use our roads.

Also it has been noted that some younger children have been using golf carts on our roads. This is not permitted and unsafe for all concerned. Users of golf carts must have a valid driver's license to operate the vehicle. Trailers and large vehicles need to be kept on the side of or behind your house please. Dog walkers – please pick up your dog excreta. We still are getting complaints about this.

We have a great group of neighbors in our community. Thank you for all you do to make our neighborhood the best around!